

112.0

0003

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,079,500 / 1,079,500

USE VALUE: 1,079,500 / 1,079,500

ASSESSED: 1,079,500 / 1,079,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
18		THESDA ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	LOPES MARIA TERESA F &	
Owner 2:	LOTUFO DENISE	
Owner 3:		

Street 1:	18 THESDA ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	LOPES MARIA TERESA F -
Owner 2:	-
Street 1:	18 THESDA STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains 9,763 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Wood Shingle Exterior and 2941 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
water	
Sewer	
Electri	
Census:	
Flood Haz:	
Topo	7
Street	
Gas:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9763		Sq. Ft.	Site		0	70.	0.73	6									499,026						499,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	9763.000	580,500			499,000	1,079,500								71111	
Total Card	0.224	580,500			499,000	1,079,500				GIS Ref					
Total Parcel	0.224	580,500			499,000	1,079,500				GIS Ref					
Source:	Market Adj Cost				Total Value per SQ unit /Card:	367.08	/Parcel:	367.0		Entered Lot Size					
										Total Land:					
										Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		112.0-0003-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes		Date	
2020	101	FV	580,500	0	9,763.	499,000	1,079,500	1,079,500	Year End Roll		12/18/2019		
2019	101	FV	463,800	0	9,763.	491,900	955,700	955,700	Year End Roll		1/3/2019		
2018	101	FV	466,700	0	9,763.	377,800	844,500	844,500	Year End Roll		12/20/2017		
2017	101	FV	466,700	0	9,763.	356,400	823,100	823,100	Year End Roll		1/3/2017		
2016	101	FV	466,700	0	9,763.	327,900	794,600	794,600	Year End		1/4/2016		
2015	101	FV	464,700	0	9,763.	306,500	771,200	771,200	Year End Roll		12/11/2014		
2014	101	FV	464,700	0	9,763.	282,300	747,000	747,000	Year End Roll		12/16/2013		
2013	101	FV	480,800	0	9,763.	282,300	763,100	763,100			12/13/2012		

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